


**महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
एम बार्डच्या मंजूर विकास योजनेत कलम ३७(२) अन्वये  
फेरबदल मंजूरीबाबत.**

**महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन निर्णय क्रमांक: सीएस/टिपीबी-४३९६/१२१/प्र.क्र.२६३/९६/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: २० मार्च, २००६**

**शासन निर्णय:-** सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

  
( सु. रा. किणी )

**अवर सचिव, महाराष्ट्र शासन.**

**प्रति,**

प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.

मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, गृहनिर्माण भवन,

बांद्रा (पूर्व), मुंबई ४०० ०५१.

महापालिकाआयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

अतिरिक्त महानगरपालिका आयुक्त (शहर), बृहन्मुंबई महानगरपालिका, मुंबई.

प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, मुंबई

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती या विभागास व उप संचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यांत याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

**Maharashtra Regional and Town  
Planning Act, 1966.**

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**Development Plan of 'M' Ward.  
Modification under section 37(2) of  
the...**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.**

**Dated the 20<sup>th</sup> March, 2006.**

**NOTIFICATION**

No. CS/TPB 4396/121/CR-263/96/UD-11:

Government vide Urban Development Department's Notification No. TPB-4392/4130/UD-11(RDP) dated 8/5/1992 has sanctioned the Development Plan of 'M' Ward of Greater Mumbai (hereinafter referred to as "the said Plan"), under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from dated 15/7/1992;

And whereas, as per the proposals of the said plan, the lands bearing CTS No.1 to 12, 355, 356 of village Mahul, Taluka Kurla in Mumbai Suburban District (hereinafter referred to as "the said lands") measuring about 18.30 hectares are included in Residential Zone for "Housing for Bharat Petroleum Corporation Ltd. (BPCL) Staff and Workers and with a condition that layout to be approved by Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") will have to include land for "Retail Market, Maternity Home, Dispensary and Recreational Ground" apart from normal layout conditions suiting the existing road network" (hereinafter referred to as "the said restrictions");

And whereas, the said lands are owned by to M/s. Everamile Construction Co. and the owner vide his letter dated 15/9/2001 have offered their willingness to implement the Slum Redevelopment Scheme (SRD Scheme) on the entire lands. Owners have also come forward to hand over the entire chunk of land for implementation of Slum Rehabilitation Project. Considering these facts, and the fact that the Corporation wants to implement the Slum Rehabilitation Project on priority, the Additional Municipal Commissioner, Municipal Corporation of Greater Mumbai vide his letters Nos. (1) AMC/City/D/4603 dated 24/9/2001 (2) AMC/City/D/4386 dated 13/9/2001 and (3) MGC/F/9239 dated 24/8/2001 has recommended to revoke the said restrictions so that the Corporation can go ahead with implementation of the Slum Rehabilitation Project for the slum dwellers and footpath residents from Island City for which purpose said Corporation has accepted the role of Project Implementing Agency (PIA);

And whereas, considering all these facts Govt. has issued Directions under section 37(1) of the said Act to the Municipal Corporation of Greater Mumbai vide order of even number dated 18/10/2001 to initiate modification to the said plan so as to use the said land for the purpose of rehabilitation of

Slum dwellers and Footpath Residents with the said restrictions (hereinafter referred to as "the said modification");

And whereas, after completing the legal procedure as contemplated under section 37(1) of the said Act, the said Corporation vide its letter No. CHE/1184/DPES dated 10/11/2005 has submitted the said modification proposal to the Government for sanction;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government finds it necessary to sanction the said modification with some modification;

Now therefore, in exercise of the powers conferred under section 37(2) of the said Act, Govt. hereby -

- 1) Sanction the said modification more specifically described below:

#### **SCHEDULE**

- i) The lands from CTS No. 1 to 12, 355, 356 of village Mahul Taluka Kurla from Mumbai Suburban District included in Residential Zone for Housing for Bharat Petroleum Corporation Ltd. (BPCL) Staff and Workers and with a condition that layout to be approved by Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") will have to include land for "Retail Market, Maternity Home, Dispensary and Recreational Ground" apart from normal layout conditions suiting the existing road network" shall be deleted and included in Residential Zone for being used especially for rehabilitation of slum dwellers and footpath residents with a condition that layout to be approved by Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") will have to include land for "Retail Market, Maternity Home, Dispensary and Recreational Ground" apart from normal layout conditions suiting the existing road network" as per provisions contained in the Regulations.
  - ii) The proposed development should be carried out as per directions given by High Court in Writ Petition No. 1236 of 2002.
  - iii) A buffer strip of 50 mt. width should be maintained from existing mangroves as per Maharashtra Coastal Zone Management Authority's letter dated 21/2/05 and as per plan bearing No. MCZMA/21 dated 16/2/05 enclosed with the letter.
- 2) Fixes the date of publication of this notification in the official Gazette as the date of coming into force of this modification.
  - 3) Directs the said Corporation that in the schedule of modification appended to the aforesaid Government Notification, sanctioning the said plan, after the last entry, (1) shall be added.

**Note:-**

A) A plan showing the sanctioned modification is kept open for inspection at the following places -

- 1) Office of Deputy Director of Town Planning, Brihanmumbai, E-Block, ENSA Hutment, Azad Maidan, Mumbai -400 001.
- 2) Office of Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai - 400 001.

B) This notification is also published on Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,



(S.R. Kini)

Under Secretary to Government.